

**Zoning Bylaw Working Group (ZBWG)**  
**January 2, 2019**  
**8:30 a.m. – 9:30 a.m.**  
**Arlington Town Hall, First Floor Conference Room**  
**MEETING SUMMARY**

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Attendees: Pamela Heidell, Charles Kalaskas, Jenny Raitt, Stephen Revilak, David Watson, Ralph Willmer, John Worden, Erin Zwirko

Jenny started the meeting by indicating that the draft warrant articles that were provided at the meeting are very draft. No other committee or board had seen these prior to the Zoning Bylaw Working Group. She indicated that the Arlington Redevelopment Board (ARB) would consider the warrant articles at two upcoming meetings: January 7 and 16. The warrant closes on January 25.

Erin indicated that there are quite a few articles under consideration by the ARB, the majority of them being related to the multifamily zoning recommendations. The other ones to note are related to the sign bylaw overhaul being completed by Lisa Wise Consulting.

Articles A and B are related to the sign overhaul. Article B would not actually be submitted by the ARB; rather it would be submitted by the Select Board as it considers revisions to the Town Bylaws. It was included for reference.

Articles C and D relate to follow up work from the recodification process. The Floodplain District and the Inland Wetland District were identified as needing revisions to be consistent with the Conservation Commission regulations and process by the consultant. The Conservation Commission would consider the articles during its meeting on January 3<sup>rd</sup>. Pam noted that she had concerns about removing the process from the regulations.

Article E relates to the review of religious and educational uses which are provided some protections through MGL Chapter 40A Section 3, also known as the Dover Amendment. Town Counsel had provided Inspectional Services and the Planning Department with a proposed process to review these uses, and the goal of the article is to codify the process. John pointed out that the Town may still reasonably regulate the use.

Article F is proposed to rework the bicycle parking requirements, and to decouple the requirement from parking for motor vehicles. Charlie asked about motorized scooters, and David did not think they needed to be regulated. David also pointed out that there should be consideration of a design guide to accompany the regulations.

Article G through Article Q are supportive of the recommendations made regarding multifamily zoning. There was some discussion about the merits of each of these articles, including the elimination of the special permit process, in light of the recent ARB meeting where the recommendations were presented to the ARB. Erin acknowledged that there was varied

feedback related to the recommendations, but ultimately the ARB will decide whether or not to proceed with the submittal of each of the articles. David asked about eliminating parking minimums as in some areas of Arlington it might make sense to not have so much parking.

Article R is a housekeeping article.

Article S is related to accessory dwelling units. There needs to be more conversation about the appropriate standards for accessory dwelling units.

Charlie asked about zoning map revisions. Jenny responded that those might be tackled in the next year or two.

John asked about regulations for portable signs. Erin indicated that the draft sign regulations will include standards relative to portable signs.

The Working Group discussed the meeting summary from December 2018. Jenny provided a clarification regarding home shares. Steve made a motion to accept the meeting summary, Ralph seconded the motion. All present voted in favor.

The next meeting will be held on February 6, 2019. The Working Group agreed that a snow date could be February 7, 2019.

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